

# UNOFFICIAL COPY

This instrument  
was prepared by:

Chicago Title

180159620P  
102

Murray J. Lewison  
Johnson and Colmar  
2201 Waukegan Rd. – Suite 260  
Bannockburn, IL 60015

Doc#: 1831812071 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/14/2018 11:21 AM Pg: 1 of 5

Dec ID 20181101631345

ST/CO Stamp 0-802-136-736 ST Tax \$3,420.00 CO Tax \$1,710.00

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, SWC 156TH LLC, an Illinois limited liability company, whose mailing address is 9440 Enterprise Drive, Mokena, IL 60448, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto PDQIL, LLC, an Illinois limited liability company, 55 New Montgomery Street – Suite 200, San Francisco, California a 72.42% undivided interest and unto BERNHEIM INVESTMENTS LLC, a California limited liability company 55 New Montgomery Street – Suite 200, San Francisco, California a 27.58% undivided interest, as **Tenants in Common**, as **Grantee** all that certain lot, tract, or parcel of land known as 15646 S. LaGrange Road, Orland Park, IL, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to: (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit B** hereto.

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EXECUTED as of this 6<sup>th</sup> day of November, 2018.

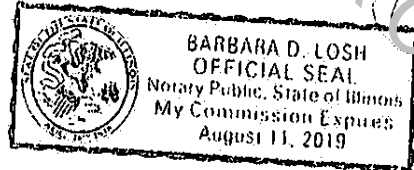
**GRANTOR**

SWC 156th LLC,  
an Illinois limited liability company

By: \_\_\_\_\_  
Name: Joseph T. Bochenski  
Title: Manager

STATE OF ILLINOIS :  
  : SS  
COUNTY OF WILL :



The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2018, by Joseph T. Bochenski as Manager of SWC 156th LLC, an Illinois limited liability company. He is personally known to me or has produced valid identification.



\_\_\_\_\_  
Printed Name: Barbara D. Losh  
Notary Public, State of Illinois

After recording return to: Jennifer R. Berland  
Hanson Bridgett LLP  
425 Market St. – 26th FL  
San Francisco, CA 94105

Send future tax bills to: PDQIL, LLC and Bernheim Investments LLC  
c/o Coast Counties Property Management  
55 New Montgomery St. – Suite 200  
San Francisco, CA 94105  
Attention: Brad Bernheim

REAL ESTATE TRANSFER TAX		13-Nov-2018
	COUNTY:	1,710.00
	ILLINOIS:	3,420.00
TOTAL:		5,130.00

27-16-401-004-0000 | 20181101631345 | 0-802-136-736

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## EXHIBIT B PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. Unrecorded Ground Lease Agreement dated August 5, 2016 between SWC 156th LLC ("Landlord") and PDQ Orland Park, LLC ("Tenant").
3. Covenants, Conditions and Restrictions contained in deed from United States of America to Olympia Acquisitions, LLC recorded August 23, 2016 as Document 1623619009.
4. Environmental No Further Remediation Letter, SWC 156th LLC, Remediation Applicant, signifying a release from further responsibilities under the act, as the site does not constitute a threat to human health and the environment, recorded September 27, 2017 as Document No. 1727029008.
5. Annexation and Development Agreement dated August 21, 2017 and made by and between the Village of Orland Park and SWC 156th LLC, Owner, recorded October 4, 2017 as Document No. 1727715157. Plat of Annexation and Ordinance No. 5265 recorded February 15, 2018 as Document No. 1804629085.
6. Covenants, conditions, restrictions, easements and building lines but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the recorded Final Plat of Subdivision, LaGrange Retail Development, recorded February 15, 2018 as Document No. 1804629086, which does not contain a reversionary or forfeiture clause.
  - 25 ft. setback line along the South, East and Southeast lines of Lot 3
  - 9.5 ft. Municipal Easement along the Southeast and East lines of Lot 3
  - 10 ft. Municipal Easement in the Western Half of Lot 3
7. Public Utility Easement as shown on the Plat of Easement recorded April 9, 2015 as Document No. 1809945057.
  - Affects the West 10 ft. of the East 19.5 ft., and the Northwest 10 ft. of the Southeast 19.5 ft. of Lot 3
  - Affects a strip of varying width near the center of Lot 3
8. Declaration of Covenants, Conditions, Restrictions for LFI Orland Park Center, recorded April 9, 2018 as Document No. 1809945059.

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9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, relating in part to association, assessment and lien therefor, as set forth in the Declaration, amended from time to time recorded on April 9, 2018 as Document No. 1809945059.
10. Notice of Watershed Management Permit Requirements and Obligation of Perpetual Maintenance & Operation, recorded September 19, 2018 as Document No. 1826244021.

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## EXHIBIT A LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF SUBDIVISION OF LAGRANGE RETAIL DEVELOPMENT, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2018, AS DOCUMENT NUMBER 1804629086, IN COOK COUNTY, ILLINOIS

Common Address: 15646 S. LaGrange Road, Orland Park, IL  
PIN: Part of 27-16-401-004-0000  
Part of 27-16-401-005-0000  
Part of 27-16-401-008-0000  
Part of 27-16-401-011-0000

Property of Cook County Clerk's Office